

FOR SALE**Mandarin Office Building
Cormorant Creek Business Center****12025 San Jose Blvd. , Jacksonville, FL 32223****Sale Price****\$550,000****Size****6,148****Zoning****PUD - Office**

- ◆ The property consists of a total 6,148 SF and with 1,537 SF of office space currently available for lease
- ◆ Situated on a .87-acre lot right off of San Jose Blvd.
- ◆ The parking ratio is 5 spaces per 1,000 SF.
- ◆ Close to popular restaurants, retailers, and banks
- ◆ The property is located in Mandarin south of I-295 with easy access to I-295, I-95, and I-10.
- ◆ Daily traffic count 42500 AADT

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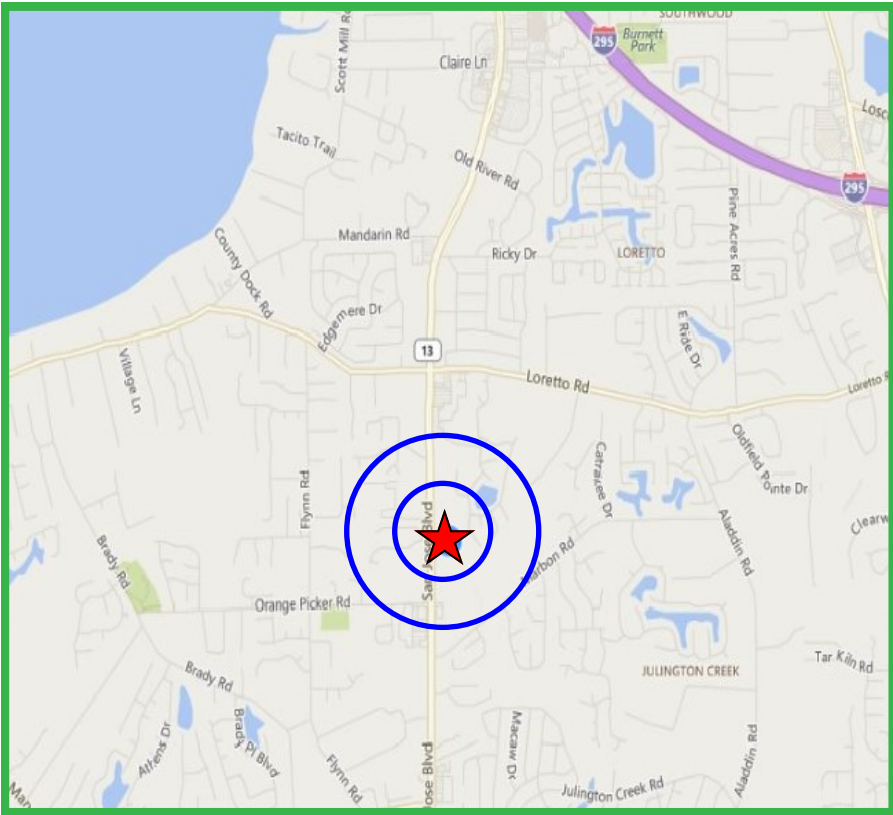
ccnicholson@cbcbenchmark.com**/ COMMERCIAL TO THE CORE /****CBCBENCHMARK.COM // CBCWORLDWIDE.COM****4348 Southpoint Blvd., Ste #310 , Jacksonville, FL 32216 / 904-281-1990 MAIN / 904-281-0998 FAX**

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FOR SALE

Mandarin Office Building Cormorant Creek Business Center

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Population	1-mi.	3-mi.	5-mi.
Total Population	7,139	50,873	116,102
Adult Population	5,696	39,976	89,445
Ratio of Males to Females	0.9	0.9	0.9
Female Population	3,678	26,447	60,025
Male Population	3,461	24,426	56,077
Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	2,927	21,191	47,583
Total Households	2,828	20,191	45,199
Owner-Occupied:			
Owned with a mortgage or loan	1,837	12,013	26,714
Owner-Occupied: Owned free and clear	530	3,125	6,813
Renter-Occupied	461	5,053	11,672
Average (Mean) Number of Vehicles Available	2	1.9	1.9
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$40,847	\$36,745	\$35,694
Average (Mean) Household Income	\$99,211	\$88,260	\$87,994



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